

March 5, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0211

Goldcrest Homes (Bernard L. Voltz)

Dale Magisterial District
6607 Gills Gate Place

REQUEST: A 17.95 foot Variance to the seventy-five (75) foot lot width requirement.

RECOMMENDATION

Recommend approval of this request for the following reasons:

- A. Variance will not impair the character of this residential area.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.
- C. Variance will not adversely affect the welfare or safety of persons residing on the premises or the neighborhood in general.

GENERAL INFORMATION

Location:

Property is located at 6607 Gills Gate Place. Tax ID 767-688-6316 (Sheet 11).

Existing Zoning:

R-7

Size:

.369 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - R-7; Semi-public (School)
South - R-7; Residential and vacant
East - R-7; Residential and Semi-public (School)
West - R-7; Residential

Utilities:

Public water and sewer

Transportation:

This request should have no impact on the traffic pattern in the area.

Environmental Engineering:

Recommend approval of the request due to the steep bank to the rear of the lot.

General Plan:

(Central Area Land Use and Transportation Plan)

Residential
(1.00 to 2.5 units per acre)

DISCUSSION

The applicant is proposing to construct a single family dwelling. The applicant has indicated the proposed dwelling will be located on the parcel where the lot is 57.05 feet wide. The Zoning Ordinance requires a lot to be seventy-five (75) feet in width; therefore, the applicant requests a 17.95 foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

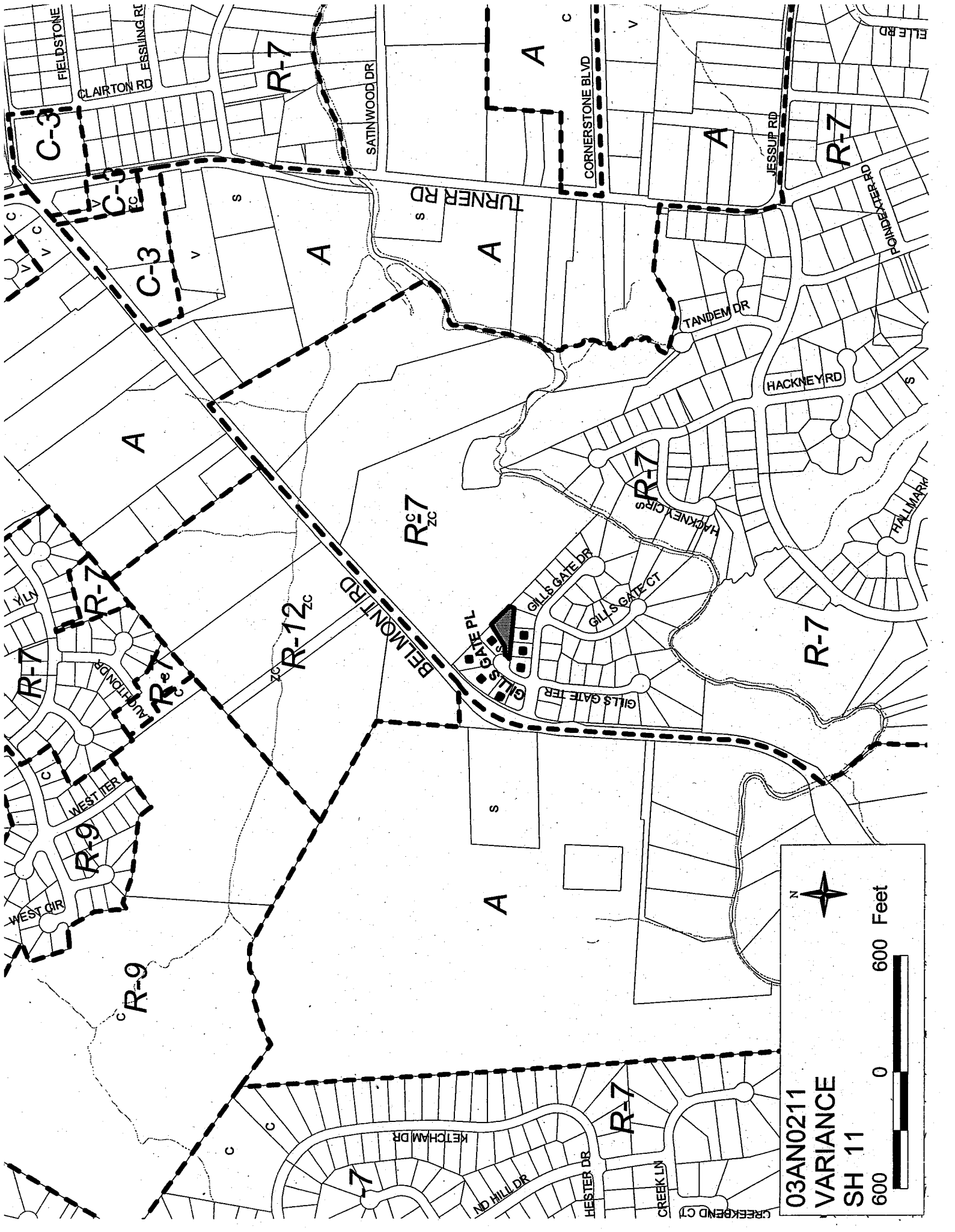
I would like to construct a single family dwelling on a lot that is now unbuildable. The property has a vertical twenty (20) to twenty-five (25) foot drop off at the rear of the property due to the construction of the athletic field at Richmond Christian School. Building on the seventy-five (75) foot setback line would cause the house to hang over the cliff at one end and would have little or no backyard. Moving the house forward twenty (20) feet would enable us to build on the property and furnish some backyard.

This request complies with the Comprehensive Plan which suggests the property is appropriate for residential use of 1.00 to 2.5 units per acre.

Staff visited the subject property and observed a dramatic drop off in the rear yard. Staff is concerned with the safety of the persons residing in the area as well as the proposed dwelling. There is a concern with the potential erosion that may occur which may cause the structure to become unstable if constructed too close to the rear property line.

The Environmental Engineering Department is in support of moving the dwelling closer to the front property line and further from the slope which would insure a safer and more stable structure.

Staff has reviewed the attached site plan and application. Staff believes the dramatic drop off with the potential erosion that may occur unreasonably restricts the use of the property. Further, staff believes that this request will not reduce or impair the value of the dwellings or property in the area. Therefore, staff recommends approval of this request.



03AN0211
VARIANCE
SH 11

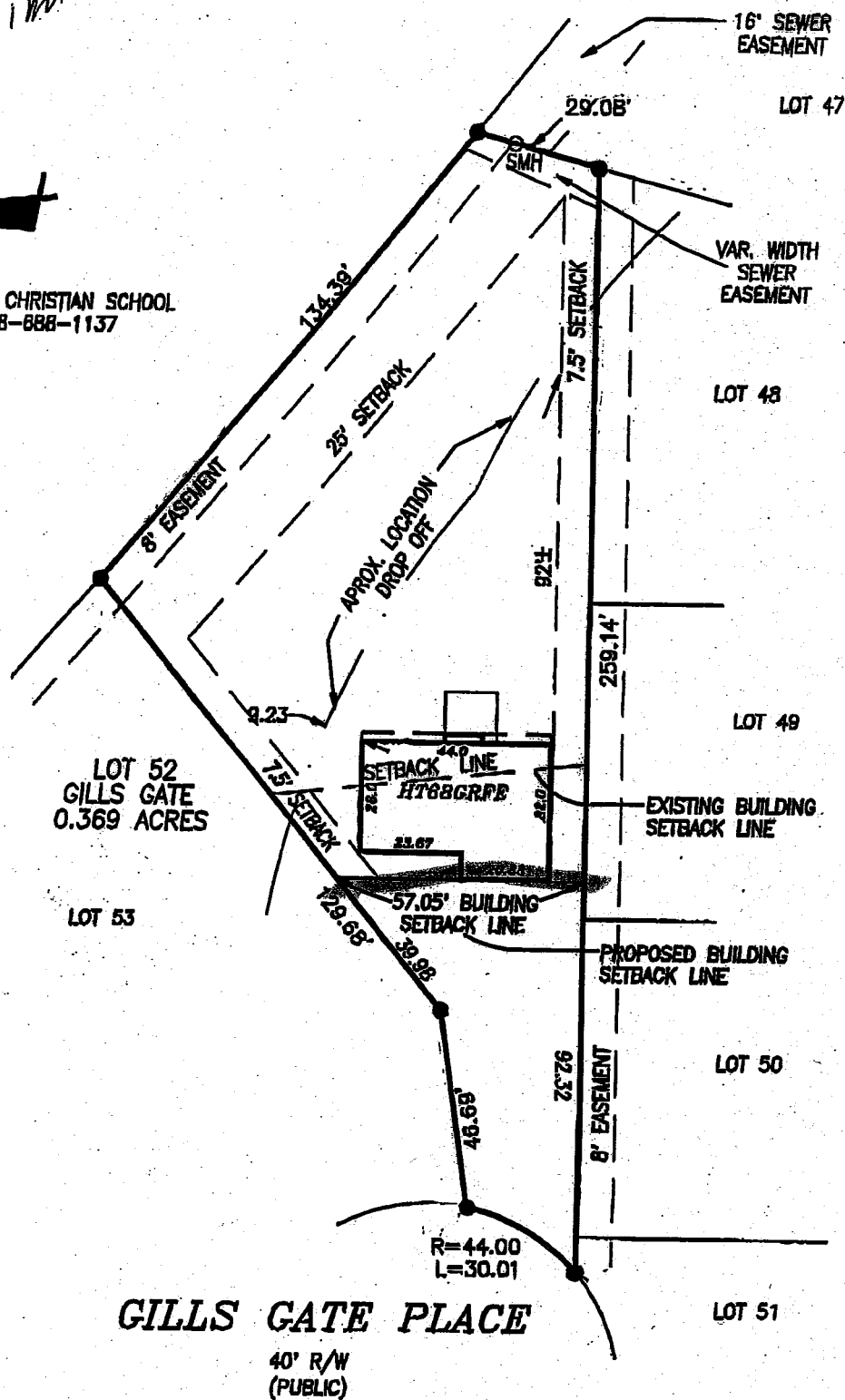
600 0 600 Feet

RICHMOND CHRISTIAN SCHOOL
#768-688-1137



03ANO211-1

RICHMOND CHRISTIAN SCHOOL
#768-688-1137



03ANO211-2